

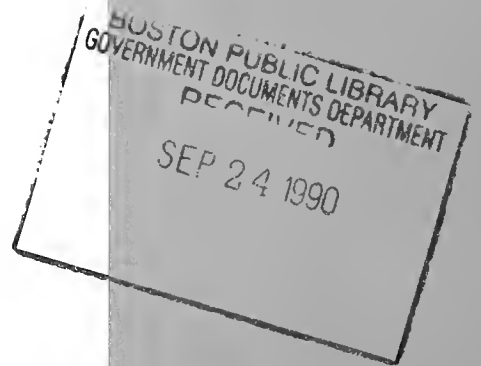
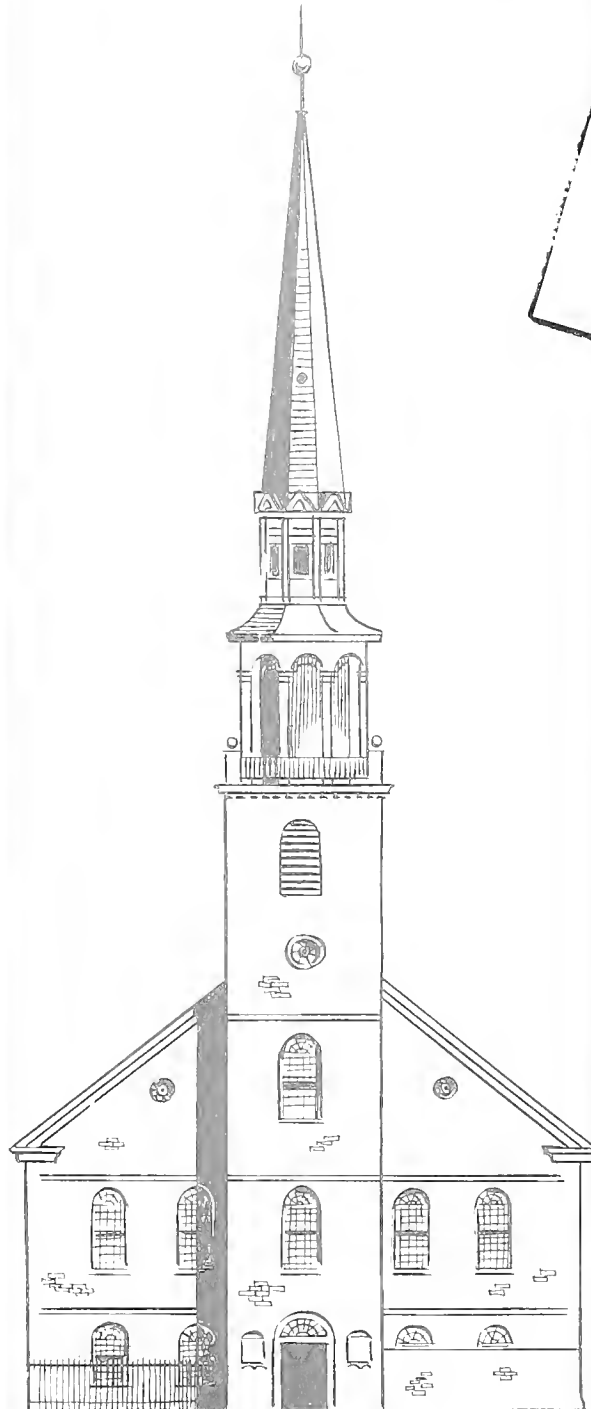
AT THE OLD SOUTH MEETING HOUSE
A place of assembly in Boston since 1729

MAYOR JOHN F. COLLINS

PRESENTS A

DEVELOPMENT PROGRAM FOR BOSTON'S FUTURE

to a meeting of community leaders Oct. 7, 1960



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A STATEMENT

by the Mayor of Boston

Tonight we are assembled to consider a challenging program for Boston's future. And yet our meeting place, one of the nation's treasured shrines, reminds us that a City's future is but a logical extension of its past.

Ours is a city with a proud, inspiring record of achievement in every major field of human progress.

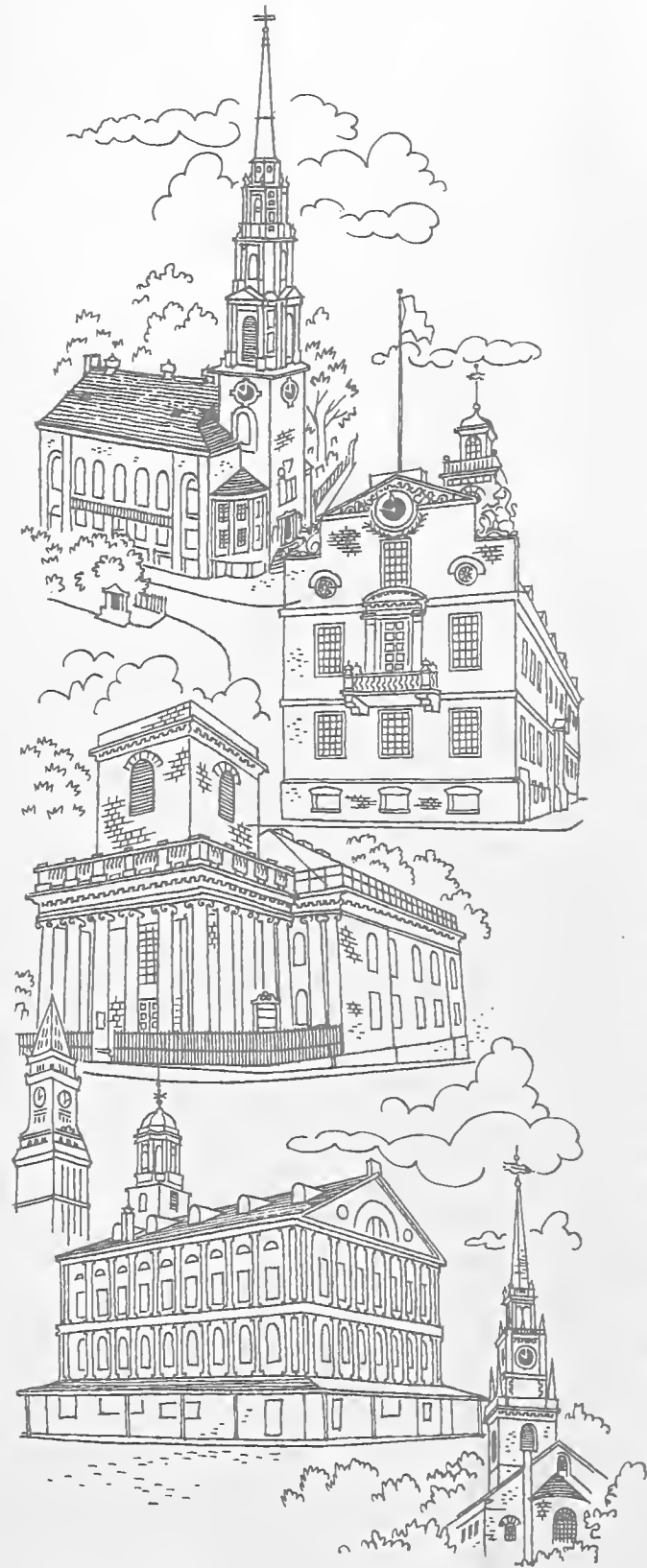
Boston is one of the great cities of America. None has made a finer contribution to the history, the culture, the way of life of this nation of ours. Yet too much of Boston's greatness lies in its past.

Today Boston has far more than its share of slums and blight. This decay is sapping the great strength and beauty, vitality and charm which our city still possesses in such abundance.

Among Boston's greatest assets are its harbor and rivers, its hills and parks — and above all its people. Bostonians love their city. We believe they are ready to do their share toward making it a better place.

Once started on its way toward rebuilding, Boston will find all America cheering it on and ready to help.

There is, after all, a little bit of Boston in everyone who calls himself an American.





Suggested design for waterfront redevelopment features modern business, residential, and recreational facilities, giving Boston a "window on the world".



PLANNING W

The emphasis in our Development Program is on the rejuvenation of older residential neighborhoods. Planning *with* people, we will concentrate on the rehabilitation of existing property.

Some clearance will, of course, be necessary, but our primary effort will be to help owners and tenants improve their homes and surroundings. Neighborhood committees will have a key partnership role in our program.

Some neighborhoods are seriously affected by slums and blight. Others are almost totally free from blight. A balanced renewal program, with maximum benefits for all citizens, must contain separate proposals for each individual area. Charlestown and the South End should receive highest priorities.

Charlestown's hills offer some of the best views in the City, but its flats have some of the worst slums. Urban renewal can provide for rehabilitation of sound housing, clear slums, and provide long-needed community facilities.

The *South End* was once a residential area of great charm. It now contains some of the City's worst housing, most of skid row and many rundown commercial areas. But there are handsome blocks such as Union Park, pleasant squares, great institutions and there is the indomitable spirit of the people of the South End.

Major clearance, such as Castle Square, is necessary. A vast program of housing rehabilitation should be executed.

In other areas of the City, blight should be attacked through general neighborhood renewal planning. This approach is proposed for:

The *Roxbury-North Dorchester* area deteriorating rapidly, although it contains many parks and attractive features. Planning has begun for a renewal project in the Washington Park section.

The *Parker Hill-Fenway* institutional area, potentially one of our most attractive neighborhoods. *South Boston* with fine residential sections and important industrial facilities



WITH PEOPLE

separated by a dangerous belt of blight. *East Boston* where rehabilitation can proceed with confidence, after the worst blight is removed. *Jamaica Plain*, one of the less blighted older neighborhoods where advancing deterioration requires definite action.

The program further includes *six improvement areas* for those sections of the City which are today in sound condition: *Dorchester, Roslindale, Hyde Park, West Roxbury, Brighton and Orient Heights*. In these areas, working closely with local committees, we will conserve and improve neighborhood values through code enforcement, better municipal housekeeping, improved traffic regulations, assistance in neighborhood improvement plans.

FINANCING THE PROGRAM

We need \$60 million in Federal funds plus \$30 million in City funds for this program. The Federal Government has agreed to provide financial support. City funds can be provided in the form of schools and other long-needed capital improvements, without an increase in the tax rate.

We *can* afford this program. We *cannot* afford the continued spread of blight, accompanied by economic decline and human deprivation. We propose a \$90 million Federal and City investment fully secured by the civic responsibility and the resourcefulness of the people of Boston.

ADMINISTRATION

A good program is of no value unless properly executed. All public and private agencies must work in close coordination.

We have proposed a workable administrative structure. The principal feature is the appointment of a Development Administrator to head the renewal operations of both the City Administration and the Boston Redevelopment Authority.

DOWNTOWN BOSTON

Unique, historic . . . our greatest asset

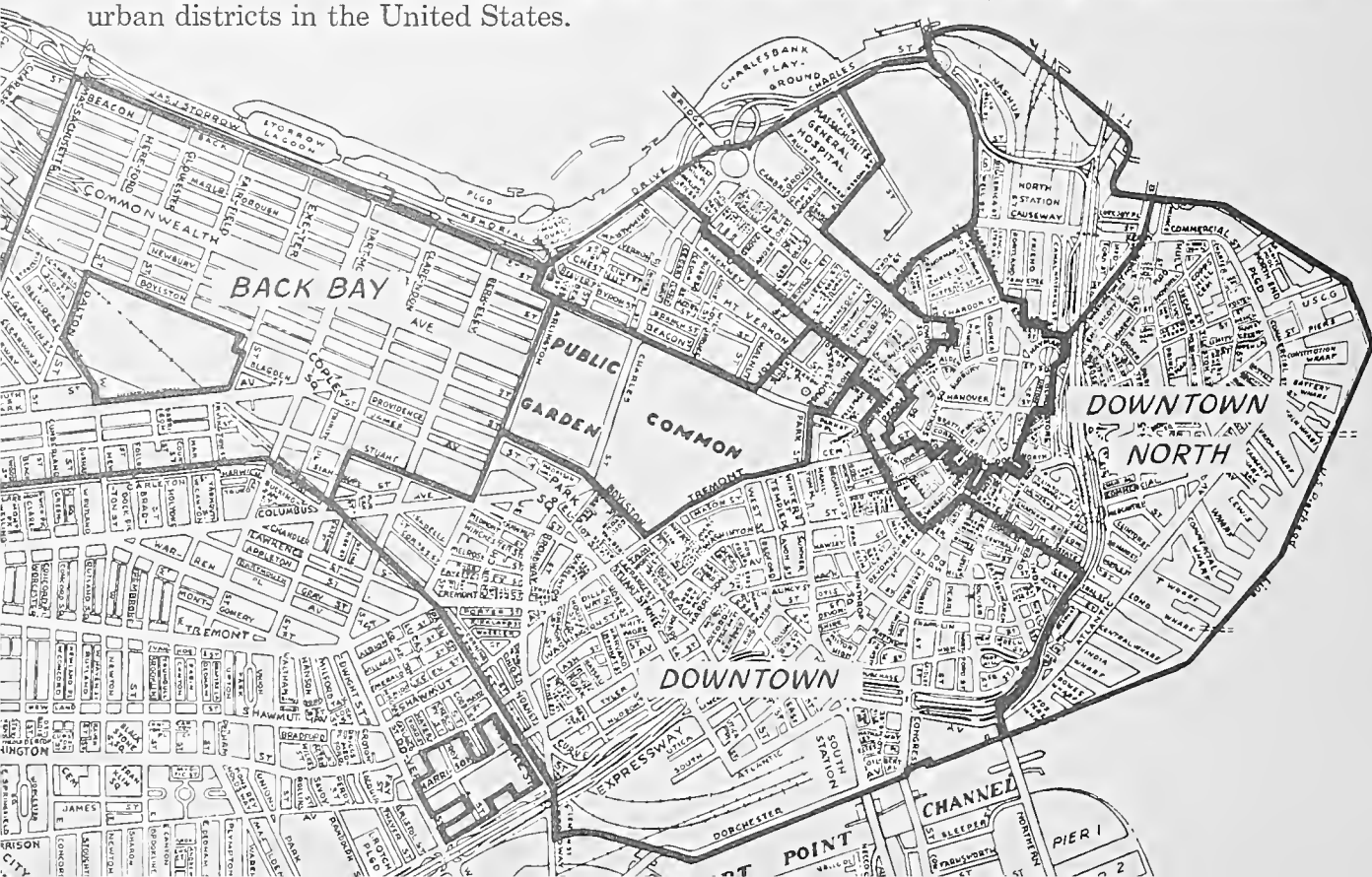
This is the most important part of Boston, and the primary reason why the other neighborhoods in the City exist. Here we have one of the nation's major financial centers, New England's largest shopping center, and regional centers for government, professional and commercial activities.

But here also are some of our worst slums, threatening to push new private development out of the City. Yet, potentially this is the most attractive downtown in all America, because of its historic sites, its compactness, and its interesting street pattern. In our program this area is divided into three parts. A general neighborhood renewal plan will be prepared for each one:

In *Downtown North*, the Government Center project will have top priority. The North Station area is already under study. The North End has a unique flavor and way of life which should be strengthened through rehabilitation. The Atlantic Avenue area, Boston's historic port, is now stagnant, unattractive and deteriorating. But, through redevelopment it can again become Boston's "Window on The World".

Downtown contains the retail core, the financial and entertainment centers. Among its assets are the Public Garden, the Common, historic buildings, interesting old streets, and the efficient rapid transit system. Renewal planning will begin rejuvenation of this vital area.

The *Back Bay* can benefit immensely from the Prudential Center, provided that we plan to improve the entire district, which is an ideal residential location, one of the handsomest urban districts in the United States.





"The decisions are
yours . . . the
future is yours"

As Mayor of Boston, I offer you a program for the future. This is a program of planning *with* the people. Each of us will have a voice, a role, a responsibility in this development program. If we are to proceed, these are the decisions which you and your fellow citizens must make at this time:

First, has Boston enough faith in itself and its future to make the try?

Boston has its share of prophets of gloom who think the City is too far gone to be rebuilt. It has its share of skeptics who believe that Boston's habits in transacting the public business make a major effort impossible.

Second, is Boston willing to face the full extent of its slums and blight, to stop tinkering with patchwork solutions and support a big, bold, fast-moving program?

Third, will Boston have enough patience to understand that cities are not remade in a day or a year, and have enough courage to accept the hardships and disruption that are inevitably a part of rebuilding?

Fourth, will Boston be willing to accept the leadership of its Mayor in this rebuilding effort?

My faith in the people of Boston is unlimited. I will abide by your decisions. Further, I feel confident that they will be affirmative decisions.

Here in the Old South Meeting House, where Boston's citizens once met to protest foreign tyranny and to dedicate themselves to the ideals of personal liberty, we shall jointly pledge to devote our energies and our resources to the creation of a better city and a better life for all our citizens.

John F. Collins

John F. Collins
Mayor of Boston

Architect's conception of the new
**GOVERNMENT
CENTER**

due to rise in the Scollay Square area.



*The printing of this brochure has been contributed in the public interest
by the John Hancock Life Insurance Company... a further indication of the
John Hancock's continuing confidence in Boston's future.*